

MONO COUNTY
LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE
Public Works, Community Development, Environmental Health
(Other departments may attend as needed)

REVISED LDTAC AGENDA

Monday, December 17, 2007 – 1:15 P.M.

CAO Conference Room, Annex I ~ Bridgeport, CA, or video conference at
Minaret Village Mall, Room 215, 437 Old Mammoth Road, Mammoth Lakes, CA

***TENTATIVE START TIMES** (see note below)

1. PUBLIC COMMENT

2. ACTION ITEMS:

A. LOT LINE ADJUSTMENT 05-01/Chichester (~1:15 p.m.): The proposed project would adjust boundaries among four parcels, APNs 02-020-26, -32, -39 and 01-120-04. This project will result in parcel sizes of 295, 2.74, 3.0 and 5.0 acres, respectively. These properties are located on both sides of U.S. 395, just north of the Coleville townsite. APNs 02-020-26 and -32 are designated Agricultural (AG 10), and APNs 02-020-39 and 01-120-04 are designated Specific Plan (SP) and Estate Residential (ER) in the General Plan. *Staff: Evan Nikirk*

B. PARCEL MAP 35-36/Comeau (~1:35 p.m.): The proposed project would divide approximately eight acres into two 2-acre parcels and one 4-acre parcel. The property (APN 24-110-09) is located on Clark Ranch Road off Hwy. 120 in the community of Benton. The General Plan designation is Rural Residential with one-acre minimum parcel size (RR). *Staff: Gwen Plummer*

C. FIRST ONE-YEAR EXTENSION OF TENTATIVE PARCEL MAP 31-86/Graves (~2:00 p.m.): The proposed project is located along U.S. 395 at the southern end of Antelope Valley (near the site of the old Mountain Gate Lodge). The project calls for the subdivision of a 136-acre parcel into four lots and a remainder (APN 02-140-38). The subject property would permit a maximum project density of 13 units, as the General Plan designation is Rural Residential with a 10-acre minimum lot size (RR 10). The Planning Commission approved the tentative map on Nov. 10, 2005. After owner Olive Graves passed away in December 2006, her daughter, Gaye Louise Graves, became the successor trustee of the estate and requested this extension. *Staff: Gwen Plummer*

D. CORRECTION TO LOT LINE ADJUSTMENT 07-01/Fesko (~2:15 p.m.): The proposal is to correct exhibits and legal descriptions for LLA 07-01, which was approved at the Feb. 5, 2007, LDTAC meeting and subsequently recorded on June 4, 2007, as Document # 2007004020. LLA 07-01 adjusted property boundaries between APNs 02-060-28, -29, -30 & -31, totaling 55.934 acres. The proposal makes minor corrections to three boundary line descriptions shared between lots 2 and 3 and the remainder parcel to accurately reflect set property corners. Lot areas will also be adjusted to reflect the corrections. The project will be completed in conjunction with Record of Survey 31-49. The property is located along the west side of U.S. 395 in Antelope Valley at the Meadowcliff lodge and restaurant. The General Plan designation is Rural Resort (RU). *Staff: Evan Nikirk*

3. PREAPPLICATIONS:

A. PARCEL MAP 37-188/Maddock (~2:30 p.m.): The proposed project would divide a 26.4-acre parcel (APN 25-200-52) into two parcels, 12.4 acres (parcel 1) and 14.0 acres (parcel 2). Both parcels abut Dawson Ranch Road in the Hammil Valley area. The General Plan designation is Rural Residential (RR). *Staff: Gerry Le Francois*

More on back...

B. LOT LINE ADJUSTMENT/Parkinson (~2:45 p.m.): The proposed project would adjust the lot line between APN 24-133-03 (2.46 acres) and APN 24-133-12 (1.78 acres). The adjustment would change the 2.46-acre parcel to 2.28 acres and the 1.78 acre parcel to 1.96 acres. The property is located near the southwest intersection of U.S. 6 and State Route 120 in Benton. APN 24-133-03 is designated Commercial (C), and APN 24-133-12 is designated Rural Residential (RR). *Staff: Mike Garcia*

C. PARCEL MAP/Carter (~2:55 p.m.): The proposed project would divide APN 02-460-07, totaling 19.38 acres, into two separate parcels of 9.69 acres each. The property is located at the intersection of Eastside Road and Jocelyn Lane (private) in Walker. The property is designated Rural Residential with a 9-acre minimum (RR 9). *Staff: Gwen Plummer*

D. VARIANCE 07-01/Higgins (~3:15 p.m.): The proposed variance would: 1) realign a seasonal drainage ditch (Reversed Creek); 2) allow a deck to encroach into the front yard setback; and 3) allow the roof to shed in the direction of a five-foot setback with snow rails to prevent snow from shedding off site. These changes would allow the residence to be located on site without impacting the realigned drainage ditch on the east side of the parcel. A Negative Declaration, grading permit, stream alteration and 404 wetlands permit may be required. *Staff: Greg Newbry*

4. WORKSHOP: No items.

5. ADJOURN.

AGENDA GUIDELINES

Rules of order: Project staff introduces item; applicant comments; each department comments; public comments; general discussion; LDTAC action (if applicable); project staff summarizes action/review; project staff records notes and transmits to applicant and file.

For questions on the above projects, call Community Development at (760) 924-1800.

***NOTE: Start times are only tentative. Although the LDTAC generally strives to follow the agenda as scheduled, it reserves the right to take any agenda item, in any order, and at any time after its meeting starts. The only way to ensure that you are present for a particular agenda item is to attend the meeting from the time it starts until that agenda item is actually taken up.**

ABOUT THE LAND DEVELOPMENT TECHNICAL ADVISORY COMMITTEE...

The Mono County Land Development Technical Advisory Committee consists of representatives from Public Works, Community Development and Environmental Health. The LDTAC provides technical review and recommendations on land development projects. Its purposes include facilitating coordination among county departments, promoting efficient and timely permit processing, and providing applicants an inexpensive forum to learn of county requirements early in the development review process.